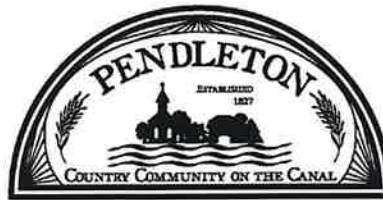


TOWN OF PENDLETON

6570 Campbell Boulevard
Lockport, NY 14094



Deborah K. Maurer, Town Clerk

Phone: (716) 625-8833

Fax: (716) 625-6295

dmaurer@pendletonny.us

**TOWN OF PENDLETON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the ZONING BOARD OF APPEALS, Town of Pendleton, at the Town Hall, 6570 Campbell Boulevard, Lockport, NY, 14094, at 7:00 p.m. on Tuesday, the 28th day of February 2023 for:

Robert Benigno
5390 Irish Road
Lockport, NY 14094

Owner wishes to construct a 28' x 32' detached garage totaling 896 SF. Town Code limits a detached or attached garage to no more than 50% of floor area of the primary structure. The primary structure in this case totals 1,161 SF.

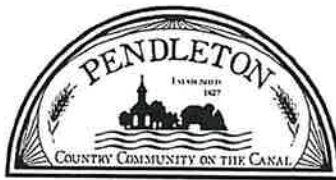
Town Ordinances Affected: § 247-11 I
Variance Sought: 316 SF area variance
Size of Parcel: 238' x 391'
Current Zoning: R-2 Residential

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: February 9, 2023

Please Publish: February 17, 2023



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 5390 Irish Rd Lockport, N.Y. 14094

SBL NUMBER: 150.00-2-41

OWNER: Robert Benigno

OWNER ADDRESS: 5390 Irish Rd Lockport, N.Y. 14094

REASON FOR DENIAL

owner wished to construct a detached garage totaling 896 SF. TOWN Code 247-11(I) limits a detached or attached garage to no more than 50% of the floor area of the primary structure, the primary structure in this case totals 1161 SF

$$1161 \div 2 = 580 \text{ SF} \quad 896 - 580 = 316 \text{ SF}$$

Needs an area variance of 316 SF

Proposed garage 28x32

NOTE: This form and supporting documentation must be filed with the Board of Appeals

[Signature]

Applicant

1/28/23

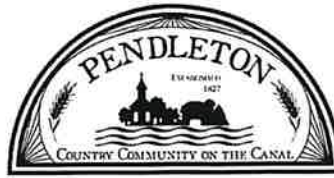
Date

[Signature]

Code Enforcement Officer

1/20/23

Date



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 2/28/23

TIME: 7:00 P.M.

REQUESTED BY: Robert Benigno

P

ADDRESS OF PROPERTY: 5390 Irish Rd

ADDRESS OF OWNER: 5390 Irish Rd Lockport, N.Y. 14094

To Consider the Following Request:

owner is requesting an area variance of 316 sf. The 316 sf represents the difference between the allowable of 580 sf and the 896 sf proposed garage. Proposed garage is 28 x 32 and the Town Code allows a total of 50% of the primary residence square footage

Town Ordinances Affected: 247-11(I)

Variance Sought: owner is seeking a 316 sf area variance to construct a 28 x 32 garage which is larger than code allows

Size of Parcel: 238' x 391'

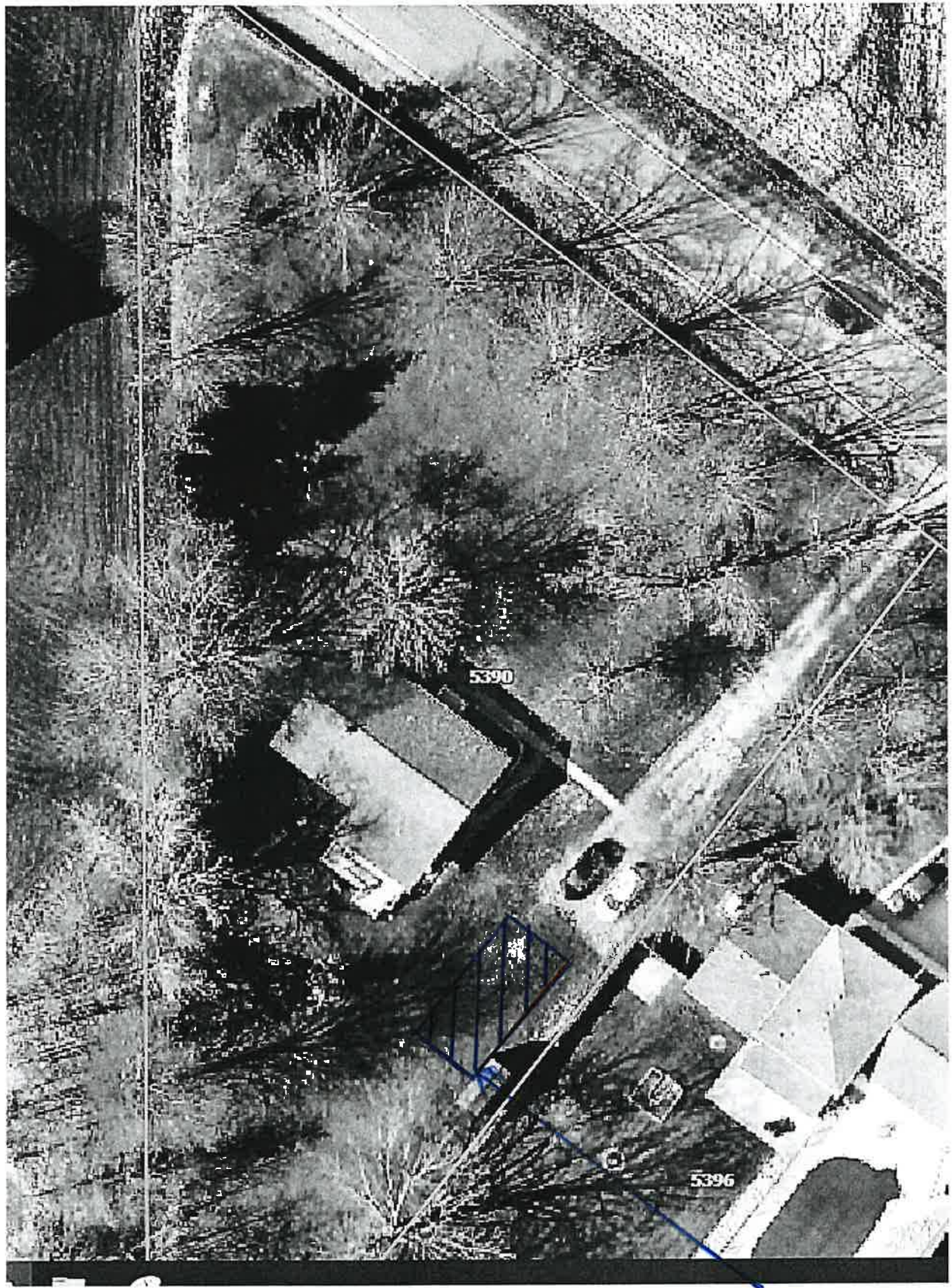
Current Zoning: R-2 residential

Applicant Signature

1/18/23

Date

Notes: This form must be filed with the Town Clerk, along with the filing fee, 10 days before the date of the Public Hearing. Please bring all documents to the Public Hearing including, Denial for Building Application, Site Survey showing proposed variance, documented reasons for the benefit of relief and any other documents that will support your need for relief. Structures over 1800 SF require a full site plan review by the Town Planning Board, per Town Code §247.34.F (4).



28x32

Town of Pendleton

Building Department

6570 Campbell Blvd, Lockport NY 14094
716-625-8833 Ext. 115 & 114

BUILDING PERMIT APPLICATION - GENERAL

FEE: _____
JOBSITE LOCATION: 5390 IRISH RD
CONTRACTOR/APPLICANT: Robert Benigno
ADDRESS: _____
LICENSE # _____ DATE: _____
PHONE: _____
PROPERTY OWNER: Robert Benigno
ADDRESS: 5390 IRISH RD
PHONE: 716 628 3746
BUILDING TYPE RESIDENTIAL COMMERCIAL OTHER _____
COST OF PROJECT \$45,000 ZONING CLASSIFICATION _____
INTENDED USE Garage with finished attic space
NUMBER OF STRUCTURES ON LOT: 1 ZB432
BUILDING SETBACK REQUIREMENTS: 100'

CURRENT SURVEY IS REQUIRED FOR ALL ACC. STRUCTURES AND ANY WORK IN FRONT OF HOUSE.

Current Survey Received? Yes No
Is this a non-conforming lot? Yes No
Is variance required for above? Yes No
*Is lot in a Wetland area? Yes No
*Is lot in a Flood Plain area? Yes No

Date Approved _____

* It is the responsibility of the owner to obtain any permits that are needed regarding Wetlands and Floodplains. These Permits are required by the Army Corps of Engineers and/or the Department of Environmental Conservation. If needed more information can be supplied to you.

PERMIT STATUS

Plans reviewed: _____ Ready to issue Not ready to issue

Applicant Signature: _____

ZBA HEARING ADDRESSES

✓ Owner – Robert Benigno – 5390 Irish Road, N. Tonawanda, NY 14120 – 150.00-2-41

Addresses within 250 feet –

1. Jesse Ripley – 5396 Irish Road, N. Tonawanda, NY 14120
2. Robert Hazelet – 5404 Irish Road, N. Tonawanda, NY 14120
3. Edwin Menard – 5378 Irish Road, N. Tonawanda, NY 14120
4. John Browka – 5366 Irish Road, N. Tonawanda, NY 14120
5. Daniel Manns – 5354 Irish Road, N. Tonawanda, NY 14120
6. Pearl Lane – 5397 Irish Road, N. Tonawanda, NY 14120